



Thomas E. Dugan, Chair

CALVERT COUNTY HISTORIC DISTRICT COMMISSION

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Board of Commissioners

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Calvert County Historic District Commission

Summary of Actions

March 13, 2019

MEMBERS PRESENT: Thomas Dugan, Chairperson
William Bass, Vice Chair
Scott Montgomery, Secretary
Michael Kent

MEMBERS ABSENT: Timothy Davis
Robert Evans
Cynthia Fehr

STAFF PRESENT: Kirsti Uunila
Felicia Harrod

GUESTS: Thomas Reinecker, Theresa McGarvey Taylor, Gene McKenzie,
John Johnson, and Michael Benson

1. **Meeting Called To Order:** Mr. Dugan called the regular HDC meeting to order at 4:45 p.m. in the Planning & Zoning Conference Room, Suite 300 in the Calvert County Services Plaza, Prince Frederick, Maryland under the authority of Chapter 57 of the Calvert County Code and the Land Use Article of the Maryland State Code. He indicated that all members are qualified and resumes are on file with the county. He announced his name and position on the board. The attending HDC members and staff announced their names and positions.
2. **Review and Action on the January 9, 2019 Meeting Minutes:**
 - A. **February 13, 2019 Minutes:** The HDC reviewed the Minutes of the February 13, 2019 Meeting. Mr. Bass **MOVED** that the HDC **APPROVE** the February 13, 2019 Minutes as Amended. Mr. Montgomery **SECONDED** the **MOTION**. The **MOTION** passed unanimously.
3. **HAWP & Historic District Review Updates:**
 - A. **Wilson-Diggs House – HAWP 2019-02 Permit Application – CT-1021/HD 85-01C) – Thomas K. Reinecker:** Thomas K. Reinecker, on behalf of Donald and Maureen Walker, has applied to the Historic District Commission for a Historic Area Work Permit Application to remove an existing deck and to construct an addition on the rear of the Wilson-Diggs House Historic District.

March 13, 2019 – First Presentation to the HDC:

HD 2019-02: R. Reinecker, on behalf of Donald and Maureen Walker, has applied to the Historic District Commission for a Historic Area Work Permit to construct an addition on the rear of the Wilson-Diggs House Historic District.

The subject property is located at 3950 Chaneyville Road, in Owings, Maryland, is shown on the Tax Assessor's Map 10 as Parcel 135 and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 1985 under case number HD 85-01C.

Mr. Bass **MOVED** that the Historic District Commission **APPROVE** the Wilson-Diggs House Historic District, Historic Area Work Permit Application 2019-02 (CT-1021/HD 85-01C), submitted by Thomas K. Reinecker, for the construction of an addition to the rear of the existing residence.

The HDC recommend approval based on the criteria of Chapter 57 of the Calvert County Code, and the Historic Districts *Secretary of the Interior's Standards for New Buildings and Additions to Historic Buildings on New Construction* in the Calvert County, Maryland Historic District Design Guidelines; specifically:

- **57-14. C. Criteria for review of applications and permits.**
 - The general compatibility of exterior design, arrangement, texture and materials proposed to be used; and
- **Location:**
 - Additions to historic resources should be located on rear and other secondary façades.
 - Additions should be hidden from the primary views to and from a historic resource.
- **Scale:**
 - The scale of a new building or addition should respect the prevailing scale of surrounding buildings.
- **Proportion:**
 - The design of new buildings or additions should respect the existing proportions of historic buildings.
- **Rhythm:**
 - Additions should respect the rhythm of the existing historic building to which it is attached.
- **Materials:**
 - Exterior materials used for additions should be compatible in size, texture, surface finish and other defining characteristics with the exterior of the historic building to which it is attached.
- **Massing:**
 - The design of new buildings or additions should respect the existing proportions of historic buildings.
- **Roof Shape:**
 - The roof shape of an addition should be compatible with that of the historic building to which it is attached.
- **Details and Ornamentation:**
 - Design addition with details and ornamentations that are compatible in amount, location, and elaborateness, and other defining features to the details and ornamentation on the historic building to which it is attached.

Mr. Montgomery **SECONDED** the Motion. The Motion passed by a unanimous vote.

Mr. Montgomery, Mr. Dugan, and Mr. Bass **AMENDED** the Motion as a group by further adding:

- With the condition, that the profile of the siding on the addition match the profile and dimensions of the siding on the historic profile house, whether the new siding is traditional cedar or cementitious.

Mr. Kent **SECONDED** the Amendment. The Motion passed by a unanimous vote.

- B. Guy Hardesty Hoouse – HAWP 2019-03 Permit Application – (CT-1362/HD 05-04) – Theresa McGarvey Taylor:** The applicant, Theresa McGarvey Taylor, on behalf of the property owner, Meadow Run Farm LLC, has applied to the Historic District Commission for a Historic Area Work Permit Application to the approval for work that had been done without permits to a replace a carport and stairwell roof on the rear of the main historic house at the Meadow Run Farm Historic District.

March 13, 2019 – Second Presentation to the HDC:

HAWP 2019-03: Theresa McGarvey Taylor has applied to the Historic District Commission for a Historic Area Work Permit Application for HDC review to replace the carport and stairwell roof on the rear of the main house of the Meadow Run Farm Historic District.

The subject property is located at 7755 Southern Maryland Boulevard, in Owings, Maryland, is shown on the Tax Assessor's Map 10 as Parcel 6 and is zoned as Historic District Overlay. The property was designated a Calvert County Historic District by the Calvert County Board of County Commissioners by a County Resolution in 2005 under case number HD 2005-04.

Mr. Bass **MOVED** that the Historic District Commission **APPROVE** the Meadow Run Farm Historic District, Historic Area Work Permit Application 2019-03 (CT-1362/HD 05-04), submitted by Theresa McGarvey Taylor, for the construction of a carport on the rear of the residence.

The HDC recommend approval based on the criteria of the Calvert County Code of the Historic Districts *Secretary of the Interior's Standards for New Buildings and Additions to Historic Buildings* in the Calvert County, Maryland Historic District Design Guidelines for New Construction, specifically:

– **Location:**

- Additions should be hidden from the primary views to and from a historic resource.
- The addition is on the rear of the residence and is not visible from the front.

Mr. Dugan **SECONDED** the Motion. The passed by unanimous vote.

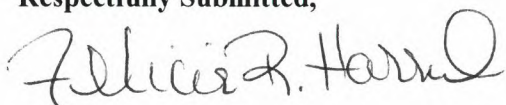
- C. Old Field Inn Historic District – (CT-746/HD 84-04) – Concept Review Update – Michael Benson:** The owner of the restaurant Heritage 485, **Michael Benson**, came before the HDC with a proposal to construct a garden patio on the north side of the Old Field Inn Historic District. In addition, he proposed to construct a short flight of steps from the patio to the porch, as well as to build a retaining wall. The wood of the stairs is proposed be in kind and painted to match the existing porch. The proposed retaining wall is to be located between the patio and the existing sidewalk, and consist of treated garden ties. The HDC reviewed the Concept Plan and provided Mr. Benson with suggestions from the Calvert County Historic District Design Guidelines, and the Secretary of Interior's Standards. Mr. Benson also discussed the condition of the chimneys, which he plans to restore at a later date.

4. **Review of Proposed Development Projects: None to Report**
5. **Training Minute: None to Report**

6. **Old Business – Items for Action/Discussion:**
 - A. **Condition of Structures within Calvert County Historic Districts:** Mr. Dugan signed the updated condition of structures letter for distribution to the HD property owners.
 - B. **Cemetery Protection Ordinance: None to Report**
 - C. **Historic Rural Roads:** Staff and DPW evaluated each of the seven (7) historic rural road that are in need of repairs. The materials used for the necessary repairs will be tar and chip, which has been used on them since these roads were first paved. The county plans to confer with Anne Arundel County Government in hopes to piggyback on the Anne Arundel county contract for the road repairs and/or will start a new contract with a firm that can supply tar and chip.
 - D. **CLG FY 2018 Grant:** Judith H. Robinson & Associates, Inc. has been hired to work on the CLG FY 2018 Grant project, the documentation of 27 properties for the Maryland Inventory of Historic Properties.
 - E. **CLG FY 2019 Grant Application:** Ms. Uunila submitted the CLG FY 2019 grant application to the Maryland Historical Trust and a second grant application for the same project to the Maryland Heritage Area Authority.
 - F. **CLG Underrepresented Community Grant: None to Report**
 - G. **BOCC and HDC Report: None to Report**
7. **New Business – Items for Action/Discussion:**
 - A. **HDC Comprehensive Plan (December 2018 Draft):** The HDC will review the Comp Plan for comment,
 - B. **HDC Text Amendments Comments #19-01 and 19-02:** The HDC will review the Text Amendments for comment.
8. **Updates on On-Going Projects: None to Report**
9. **Staff Report:** Ms. Uunila presented a verbal report of her activities to Members.
10. **Reports:**
 - A. **Chairman’s Report: None to Report**
 - B. **Secretary’s Report:** Mr. Montgomery inquired about the sign located on Meadow Run Farm.
11. **Members’ Matters:**

Mr. Kent – Announced he will be giving his final presentation on Black History for Black History Month at 2:00 pm. on March 24, 2019 at the North Beach Town Hall.
12. **Public Comment: None to Report**
13. **Adjourn:** Mr. Bass **MOVED** to adjourn the meeting. Mr. Kent **SECONDED** the **MOTION**. The HDC **VOTED** to adjourn the meeting by a unanimous vote.

Respectfully Submitted,



Felicia R. Harrod
HDC Administrative Aide